

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman Edward Huber. Other Commission members present included Jeffrey Gross, Laurie Reynolds, Thomas Rosenberger and Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll, Chloe Mohr and Danielle Baer, Community Planners, Montgomery County Planning Commission. The meeting was also attended by Borough Councillors Julie Munden and Donna Rogers.

Chairman Huber asked for consideration of the minutes from the March 31, 2021 Planning Commission meeting. A motion was made by Laurie Reynolds and seconded by Andrew Schlosser, to approve the minutes of the March 31, 2021 meeting of the Souderton Planning Commission as presented. The motion was approved.

Borough Manager Michael Coll discussed a Zoning Hearing scheduled for June 8, 2021 concerning an application submitted by Michalak Service Station, Inc., located at 505 Harleysville Pike, Souderton, Pennsylvania. The property is located in a C-2 Limited Commercial/Residential District and is used as a lawfully nonconforming automotive service garage. The applicant requests a variance to expand the existing nonconforming use from 2,462 sf to 3,801 sf, an increase of 1,339 sf by adding a new rear service bay and a proposed extension of an existing service bay. The addition exceeds the 25% limitation on expansions of existing lawfully nonconforming uses. The proposed addition will further require dimensional variances for rear yard setback and maximum building footprint on the lot.

Scott Houston, 7 E. Reliance Road, Souderton, expressed concern with customer and employee parking with the proposed addition. He noted that two spaces may be lost forcing parking along and restricting the use of Main Street. Scott Houston did favor moving the current outdoor service area into a new enclosed service bay.

Planning Commission members offered the following comments concerning this application:

- The Zoning Hearing Board should consider the potential loss of employee and customer parking, perhaps replacing the parking on the contiguous parcel owned by the applicant.
- The applicant should clarify the presentation of the aggregate side yard.
- Access of delivery vehicles to the property should be considered to not block the use of Main Street.
- Outdoor mechanical work should be restricted as a condition of approval.

Chloe Mohr expressed her appreciation to have worked with Souderton Borough over the past four years. She will continue to work with the Montgomery County Planning Commission but has been re-assigned to other municipal clients. Community Planner Danielle Baer has been working with the Montgomery County Planning Commission for the past year and she will serve as the next community planner for Souderton Borough.

Danielle Baer reviewed her May 25, 2021 letter to the Souderton Planning Commission identifying several Zoning Ordinance amendments to be considered and addressed concerning a

revised definition for shared parking; prohibition of exterior security gates; removal of foster family care as a home occupation; clarify requirement for rear loaded garages; development of dimensional standards for front porches; medical marijuana dispensaries and a few remaining organizational and typography edits.

The Planning Commission discussed security gates with an intention to not necessarily prohibit them, but to establish standards for their use. A garage is not necessarily required to comply with the Zoning Ordinance and some properties do not have access to a rear alley which makes a strict requirement for rear loaded garages difficult. There has been much discussion on defining a useable front porch when considering the Berkeley Court development. Montgomery County will review a few models to establish minimum dimensions for a useable front porch. The Planning Commission discussed medical marijuana dispensaries, perhaps they should not be included as permitted uses in the C-2 Limited Commercial/Residential District.

The Planning Commission previously discussed regulations for food trucks. While this is not necessarily a function for the Zoning ordinance, it should be part of a revision to the Borough's peddling and solicitation ordinance.

Souderton Borough has a relatively small Industrial Zoning District which may be reconsidered. In place of an Industrial District the Borough may want to consider expanding some light industrial used into the C-1 Commercial District.

Planning Commission members discussed the Historic District and the possibility of creating an overlay district within a specific section of the established Historic District that may provide certain incentives for the preservation of buildings.

Danielle Baer presented another memorandum which outlined a task to create an Economic Development and revitalization Plan specific to Souderton Borough. A separate Souderton Borough General Plan can also be considered to address Open Space, Parks, Transportation and other planning items.

There being no further business, the meeting was adjourned at 8:40 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary